

Official Copy
San Diego County
Planning Commission

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – March 10, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:08 a.m., recessed at 10:18 a.m., reconvened at 10:37 a.m. and adjourned at 12:20 p.m.

A. ROLL CALL

Commissioners Present: Brooks, Day, Kreitzer, Miller, Riess

Commissioners Absent: Beck, Woods

Advisors Present: Areigat, Beech, Brazell, Kotitsa, Sinsay, Shick (DPW); Taylor (OCC)

Staff Present: Beddow, Cibit, Esperance, Gibson, Maxson, McCaffery, Nagem, Russell, Turner, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

D. Formation of Consent Calendar: Item 6

P56-020W¹, Agenda Item 1:

1. Church of the Good Shepherd, Major Use Permit Modification P56-020W¹, Sweetwater Community Planning Area (continued from February 10, 2006)

Requested Major Use Permit Modification to allow the addition of a new, 325-seat, 6,027 square-foot sanctuary with parking and utility improvements, a cosmetic remodel of the existing facilities, and the addition of a new, one-story 8,800 square-foot building with basement to replace the existing school building. This building will be used as a classroom and for meetings and storage. The applicant anticipates the use of this building for a new day-care facility that will accommodate a maximum of 60 children. The property is zoned RR1, Rural Residential Use Regulation, which allows Civic Use Types: Religious Assembly pursuant to Section 1370 of the Zoning Ordinance, and Child Care Center pursuant to Section 1332 of the Zoning Ordinance with approval of a Major Use Permit. The project site is located at 3390 Bonita Road.

Staff Presentation: Beddow

Proponents: 14; Opponents: 35

Discussion:

Staff informs the Planning Commissioners that new Conditions have been included in the Major Use Permit Modification which will protect the silk oak trees onsite, and a certified arborist will be onsite during drainage improvement grading. A three-year annual monitoring of those oak trees is required after construction and, if any are impacted during the term of this Use Permit, the applicant is required to replace them. In addition, Willow Street will be striped to the satisfaction of the Department of Public Works, and proposals for the use of the Grevilla Way as emergency access will be reviewed by the Bonita-Sunnyside Fire Department.

Commissioner Brooks believes the concerns raised by neighboring property owners have been addressed; however, but Commissioner Riess is certain that the proposal to develop Phase 3 (a daycare center, slated for 15-18 years down the line) on the site has caused community residents the most distress. He does not believe it is possible to predict the impact the daycare facility will have on traffic 10 or 20 years from now, and he and Commissioner Miller both

P56-020W¹, Agenda Item 1:

recommend eliminating the daycare facility from this Major Use Permit Modification. If, in 15 or 18 years, church representatives wish to establish a daycare facility, they can apply for a Use Permit Modification. Any potential environmental impacts that could result from construction and operation of the facility can be reviewed at that time.

Action: Riess – Miller

Staff is to return to the Planning Commission on March 24, 2006 with a revised the Form of Decision approving Major Use Permit P56-020W¹, without the daycare use.

Ayes:	5 -	Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Woods

TM 5448RPL⁵, Agenda Item 2:

2. Dale Point Condominium Conversion, Tentative Map (TM) 5448RPL⁵, Valle de Oro Community Planning Area (continued from February 24, 2006)

Request for a Tentative Map for a one-lot condominium conversion. The Tentative Map proposes to convert 16 existing residential units into a 16-unit condominium complex. The 0.56-acre site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and the (9) Residential (43 dwelling units per are) Land Use Designation of the General Plan. The project site is zoned (RU29) Urban Residential Land Use Regulation, allowing 29 dwelling units per acre, and is located at 9859 Dale Avenue.

Staff Presentation: Esperance for Caldwell

Proponents: 2; **Opponents:** 1

Discussion:

On February 24, 2006, the Planning Commission directed Staff to further review of parking and landscaping requirements and return today. Staff has done so and believes the provisions proposed by the applicant are adequate. The Valle de Oro Planning Group chairman disagrees with Staff's assessments regarding parking and landscaping, and continues to voice concerns about the displacement of tenants currently residing in the apartment complex, the lack of individual gas meters, and the impact of condominium conversions on rural areas.

Commisisoner Riess is quite dissatisfied with design of the proposed parking for disabled persons as is Commissioner Kreitzer, who also not comfortable with the proposed on-street parking. Commissioner Kreitzer also supports individual gas meters for the units. Commissioner Miller reminds the Commissioners that the applicants are not constructing a new complex, but merely changing ownership of the existing structure. With respect to individual utility meters, Commissioner Miller points out that anyone concerned about not having individual meters won't purchase any of the units.

TM 5448RPL⁵, Agenda Item 2:

Action: Riess – Brooks

Adopt the Resolution approving Tentative Map (TM) 5448RPL⁵ without requiring individual utility meters. The applicant is to re-stripe the parking lot and ensure that adequate and reasonable provisions are made for disabled persons.

Ayes: 4 - Brooks, Day, Miller, Riess
Noes: 1 - Kreitzer
Abstain: 0 - None
Absent: 2 - Beck, Woods

GPA 06-001, Agenda Item 3:

3. GPA 06-001:

This is the first proposed Amendment of the San Diego County General Plan Regional Land Use Element for 2006. It consists of three Items:

Item 1: General Plan Amendment (GPA) 05-002 and Zone Reclassification R05-001, Lakeside Community Planning Area

Proposed change in the Land Use Designation from (1) Residential, which allows a density of one dwelling unit per acre to (5) Residential, which allows a density of five dwelling units per acre for a 1.21-acre site located at 12672 Rodeo Drive, north of Los Cocheros Road. Item 1 also proposes a Zone Reclassification to change the RR1, Rural Residential Use Regulations to RS, Single-Family Residential, allowing minimum lot sizes of 10,000 square feet.

Staff Presentation: Alyssa Maxson

Proponents: 2; Opponents: 0

This Item is approved on consent.

Action: Miller – Kreitzer

Recommend that the Board of Supervisors:

1. Adopt the Resolution approving General Plan Amendment (GPA) 06-001, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan; and
2. Adopt the Form of Ordinance changing the zoning classification of certain property – R05-001.

Ayes: 5 - Brooks, Day, Kreitzer, Miller, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Beck, Woods

GPA 06-001, Agenda Item 3:

Item 2: GPA 03-009, Zone Reclassification R03-019 and Administrative Permit (AP) 04-002, Valley Center Community Planning Area

Proposed change in the Regional Category from Environmentally Constrained Area (ECA) to Estate Development Area (EDA), and the General Plan Land Use Designation from (20) General Agriculture to (17) Estate Residential on a 9.64-acre parcel located on the west side of West Lilac Road, approximately 2,800 feet south of the intersection of Covey Lane and West Lilac Road. Item 2 also proposes a Zone Reclassification to change the density designator from 0.1 to 0.5, and to eliminate the Special Area Designator "A" for Agricultural Preserves. An alteration to Anderson Agricultural Preserve #88 is also proposed to exclude the project site from the Preserve.

Staff Presentation: Nagem

Proponents: 2; **Opponents:** 0

This Item is approved on consent.

Action: Miller - Kreitzer

Recommend that the Board of Supervisors:

1. Adopt the Resolution approving General Plan Amendment (GPA) 06-001, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
2. Adopt the Form of Ordinance changing the zoning classification of certain property – R03-019; and
3. Eliminate the Special Area Designator "A" for Agricultural Preserves in order to implement the General Plan Amendment.

Ayes: 5 - Brooks, Day, Kreitzer, Miller, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Beck, Woods

GPA 06-001, Agenda Item 3:

Item 3: GPA 04-007, R04-014, TM 5382, North County Metropolitan Subregional Plan Area

Proposed change in the Land Use Designation from (6) Residential, which allows a density of 7.3 dwelling units per acre to (8) Residential, which allows a density of 14.5 dwelling units per acre. The 5.01-acre property site is located at 1310 Montiel Road, northwest of the interchange of I-15 and Highway 78. Also proposed is a Zone Reclassification to change the RS4, Single-Family Residential Use Regulations to RM14.5, Multiple Family Residential Use Regulations, allowing a density of 14.5 dwelling units per acre, and a Tentative Map for a one-lot condominium development of 70 units.

Staff Presentation: Esperance

Proponents: 4; Opponents: 0

Discussion:

Commissioner Kreitzer is very familiar with the roads in this area and believes this proposal will greatly impact and be impacted by an already extremely busy and noisy intersection. He recommends that Staff consult with representatives of the City of Escondido since it appears that the area will eventually qualify for annexation to that jurisdiction. Staff believes existing infrastructure can accommodate the proposed density. Staff informs the Commission that a Traffic Study and Noise Analysis were prepared, and a noise easement is being required to ensure that interior noise levels meet County standards. In addition, a CalTrans project to improve circulation is already in place, to which the applicant will be making a fair-share contribution.

The applicant's representative believes this proposal will be beneficial to County residents, in that it will provide affordable housing without direct or cumulative negative traffic impacts. He insists that the site's location makes it perfect for high-density residential development because it banks two freeways. The applicant's representative informs the Planning Commissioners that he has worked closely with Staff and community residents to ensure that the project meets their expectations.

GPA 06-001, Agenda Item 3:

Commissioner Riess appreciates that the applicant is required to undertake noise-reducing measures for the interior areas, but reminds the applicant that children play outside of their homes as well as inside. Commissioner Kreitzer agrees, noting that the proposal doesn't include open space for children. Commissioner Kreitzer strongly believes this property is more suitable for commercial uses rather than residential. Staff informs the Commission that because the applicant is not providing exterior usable open space, current zoning doesn't require exterior noise mitigation.

Motion: Miller - Brooks

Recommend that the Board of Supervisors:

1. Adopt the Resolution approving General Plan Amendment (GPA) 06-001, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
2. Adopt the Form of Ordinance changing the zoning classification of certain property – R04-014; and
3. Adopt the Resolution approving Tentative Map (TM) 5382, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes: 3 - Brooks, Day, Miller
Noes: 2 - Kreitzer, Riess
Abstain: 0 - None
Absent: 2 - Beck, Woods

The Motion fails.

Discussion:

Commissioner Kreitzer reiterates his belief that this property is more suitable for commercial/industrial development and again urges Staff to confer with representatives of the City of Escondido, inasmuch as the land will eventually be annexed to that jurisdiction. Staff reminds the Commissioners that the property is proposed for residential development in the County's General Plan 2020.

GPA 06-001, Agenda Item 3:

Commissioners Riess and Kreitzer recommend removing this Item from GPA 06-001, so it can be further reviewed and possibly included in the next batch of GPAs. Commissioner Riess believes solid walls should be constructed next to high-noise generators such as the freeway, and that open courtyards should be provided. The applicant's representative maintains that the natural topography of the property forces courtyard settings, and the proposal also includes various pockets of open space. However, the applicant is willing to accept placement of a "D" Designator on the property, which will require Site Plan review, common usable open space, and mitigation to reduce exterior noise levels.

Action: Riess – Brooks

Recommend that the Board of Supervisors:

1. Adopt the Resolution approving General Plan Amendment (GPA) 06-001, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with State law and the County General Plan;
2. Adopt the Form of Ordinance changing the zoning classification of certain property – R04-014;
3. Adopt the Resolution approving Tentative Map (TM) 5382, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law; and
4. Place a "D" Special Area Designator on the property, requiring Site Plan review, exterior open space and mitigation to reduce exterior noise levels.

Ayes: 4 - Brooks, Day, Miller, Riess
Noes: 1 - Kreitzer
Abstain: 0 - None
Absent: 2 - Beck, Woods

TM 5194RPL², Agenda Item 4:

4. Horizon View Estates, Tentative Map (TM) 5194RPL², Ramona Community Planning Area

Proposed subdivision of 289 gross acres into 36 residential lots ranging in size from 5.5 net acres to 9.8 net acres. The lots will rely on individual onsite septic systems for sewage disposal and groundwater wells for water. The site is subject to Policy 1.3, the Estate Development Area Regional Category, and the (18) Multiple Rural Land Use Designation of the Ramona Community Plan. This Land Use Designation requires minimum parcel sizes of four, eight and 20 acres, depending on the slope of the proposed parcel. Zoning on the site is split between the A70, Limited Agriculture Use Regulations (with four-acre minimum lot sizes), and the A70 Use Regulations (allowing eight-acre minimum lot sizes).

Staff Presentation: Esperance

Proponents: 3; **Opponents:** 3

Discussion:

It is Staff's recommendation that the Planning Commission postpone consideration of this Item to allow further attempts at resolving issues related to whether riding and hiking should be required on this site. The applicant does not support this recommendation. Commissioner Riess notes that the Planning Group does not support the proposed trails. In response to questions from Commissioner Brooks, the applicant explains that there are no authorized or unauthorized equestrian trails on this site. The applicant does not support the requirement for trails, nor does the Farm/Home Advisor or other property owners, because existing agricultural uses would be adversely impacted.

Motion: Riess – Miller

Adopt the Resolution approving Tentative Map (TM) 5194RPL² without trails.

Ayes: 3 - Beck, Day, Miller, Riess
Noes: 2 - Brooks, Kreitzer
Abstain: 0 - None
Absent: 2 - Beck, Woods

TM 5194RPL², Agenda Item 4:

The Motion fails.

Action: Brooks – Riess

Postpone consideration of TM 5194RPL² to the meeting of March 24, 2006 to allow further discussions on issues related to trails.

Ayes:	5 -	Brooks, Day, Kreitzer, Miller, Riess
Noes:	0 -	None
Abstain:	0 -	None
Absent:	2 -	Beck, Brooks

TM 5422RPL¹, Agenda Item 5:

5. Westone Management Condominium Conversion, Tentative Map (TM) 5422RPL¹, Pepper Drive-Bostonia Community Planning Area

Request for a Tentative Map to allow conversion of an existing 30-unit apartment complex into a 30-unit condominium complex. The property measures 1.25 acres in size, and is within the (1.1) Current Urban Development Area (CUDA) Regional Category and the (10) Residential Land Use Designation. The site is zoned RU24, Urban Residential (allowing 24 dwelling units per acre) and is located at 1059 Bradley Avenue in El Cajon.

Staff Presentation: McCaffery

Proponents: 1; Opponents: 1

This Item is withdrawn from the Commission's agenda and will be readvertised.

TM 5394RPL², Agenda Item 6:

6. Dillard and Judd Roll County, LLC, Tentative Map (TM) 5394RPL², East Otay Mesa Specific Plan SubArea I

Request for a Tentative Map to develop a 16-lot industrial park with parcels ranging in size from 2.12 to 8.78 acres. The 79.37-acre site is located in the (1.1) Current Urban Development Area (CUDA) Regional Category and (21) Specific Plan Area Use Designation, southwest of the intersection of Otay Mesa Road and Enrico Fermi Drive. The site is zoned (S88) Specific Plan Area with a minimum lot size of 30,000 square feet. The East Otay Mesa Specific Plan SubArea I designates the project site as Technology Business Park.

Staff Presentation: Caldwell

Proponents: 3; Opponents: 0

This Item is approved on consent.

Action: Brooks – Riess

Adopt the Resolution approving Tentative Map (TM) 5394RPL², which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes: 5 - Brooks, Day, Kreitzer, Miller, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Beck, Woods

TM 5293RPL³, Agenda Item 7:

7. Barr Ranch Subdivision, Tentative Map (TM) 5293RPL³, Fallbrook Community Planning Area

Proposed minor subdivision of 8.39 acres into 23 residential lots (one lot would include an existing single-family residence). The proposal would grade the site for level building pads and provide on- and offsite street improvements consisting of an improved public street through the project site from Morro Road to Golden Road, and street and sidewalk improvements along Morro Road and Fallbrook Street. The project would also include on- and offsite drainage improvements consisting of an onsite detention basin and a pipe connecting the basin to an existing offsite storm drain. Existing residential development with a density similar to that proposed surrounds the site to the north, east and south. A single residence with an agricultural operation on a large lot is to the west. The project site is located at 530 Golden Road.

Staff Presentation: Muto

Proponents: 0; Opponents: 2

Discussion:

Staff explains that the Fallbrook Planning Group has reviewed and supported each iteration of TM 5293. Staff also informs the Commission of concerns that have been raised regarding this project's possible impact on existing drainage, and states a Drainage Study was prepared to address those concerns and improve existing conditions. The applicant is required to construct a detention basin – to be maintained by the County of San Diego - through which runoff from the project site will be routed into an existing offsite storm drain and onto Morro Road. Not only will the detention basin accommodate runoff from the proposed development on the project site, it will also accommodate runoff from development on sites north and south of the project site. In fact, the detention basin will be designed to accommodate development 15% greater than the expected development. With the installation of the detention basin, the Drainage Study concluded that there would not be significant impacts to downstream properties. Staff acknowledges that the project will result in an increased time of concentration, but installation of the detention basin will result in a reduction in runoff going into the inlet on Morro Road and improve existing runoff problems.

TM 5293RPL³, Agenda Item 7:

Action: Kreitzer – Brooks

Adopt the Resolution approving Tentative Map (TM) 5293RPL³, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Subdivision Ordinance and State law.

Ayes: 5 - Brooks, Day, Kreitzer, Miller, Riess
Noes: 0 - None
Abstain: 0 - None
Absent: 2 - Beck, Woods

Administrative:

E. Director's Report

• **Status Report on Business Process Re-engineering**

The Board of Supervisors approved Staff's proposed Business Process Re-engineering recommendations, with the addition of an overall advisory committee.

F. Report on actions of Planning Commission's Subcommittees:

There were none.

G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

The next Board of Supervisors (04/05/06) meeting will be after the Planning Commission's 03/24/06 meeting.

H. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

I. Scheduled Meetings:

April 7, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 21, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 5, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 19, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 2, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

TM 5293RPL³, Agenda Item 7:

July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 12:20 p.m. to 9:00 a.m. on March 24, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.